

**ORDINANCE NO. O2013-54**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING THE FUTURE LAND USE ELEMENT OF THE CITY OF WILDWOOD COMPREHENSIVE PLAN IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011; CREATING FUTURE LAND USE ELEMENT OBJECTIVE 1.7.A AND POLICIES 1.7.A.1 THROUGH 1.7.A.4 CONCERNING REGIONAL ACTIVITY CENTERS; DESIGNATING THE TRAILWINDS VILLAGE PROJECT AND THE WILDWOOD COMMONS PROJECT AS REGIONAL ACTIVITY CENTERS PURSUANT TO CHAPTER 380.06(2)(E), FLORIDA STATUTES, AND RULE 28.24.014(10), FLORIDA ADMINISTRATIVE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City may designate specific areas as "Regional Activity Centers" pursuant to Chapter 380.06(2)(e), Florida Statutes and Rule 28.24.014(10)(a), Florida Administrative Code;

**WHEREAS**, the City wishes to amend the Future Land Use Element of the local Comprehensive Plan to provide development standards for "Regional Activity Centers;"

**WHEREAS**, the City wishes to designate the Trailwinds Village project as a "Regional Activity Center" in the Future Land Use Element; and

**WHEREAS**, the City wishes to designate the Wildwood Commons project as a "Regional Activity Center" in the Future Land Use Map Element;

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED**, by the City Commission of Wildwood, Florida, as follows:

**SECTION 1.** The text amendments to the Future Land Use Element of the City of Wildwood Comprehensive Plan creating Objective 1.7.A and Policies 1.7.A.1 and 1.7.A.2 are shown in attached "Exhibit A."

**SECTION 2.** The text amendment to the Future Land Use Element of the City of Wildwood Comprehensive Plan creating Policy 1.7.A.3 designating the Trailwinds Village project as a "Regional Activity Center" are shown in the attached "Exhibit B."

**SECTION 3.** The text amendment to the Future Land Use Element of the City of Wildwood Comprehensive Plan creating Policy 1.7.A.4 designating the Wildwood Commons project as a "Regional Activity Center" are shown in the attached "Exhibit C."

**SECTION 4.** With the recommendations of the Local Planning Agency and the City Commission, the proposed amendments are hereby transmitted by the City Commission to the state land planning agency.


**SECTION 5.** All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

**SECTION 6.** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

**SECTION 7.** This Ordinance, if the amendment is not timely challenged, shall be effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this Ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this Ordinance to be in compliance. No development orders, development permits, or land uses dependent upon this Ordinance may be issued or commenced before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Ordinance may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.


**DONE AND ORDAINED** this 13<sup>th</sup> day of January, 2014, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

  
\_\_\_\_\_  
Ed Wolf, Mayor



ATTEST:

  
\_\_\_\_\_  
Joseph Jacobs, City Clerk

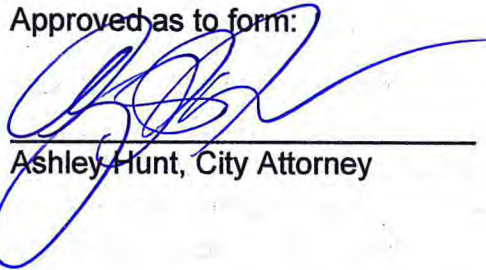
First Reading:

November 11, 2013

Second Reading:

January 13, 2014

Approved as to form:



Ashley Hunt, City Attorney

Inst:201460002903 Date:1/29/2014 Time:4:24 PM  
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**"Exhibit A"**

**Future Land Use Element Objective 1.7.A and Policies 1.7.A.1 and 1.7.A.2  
Designation of Regional Activity Centers**

**OBJECTIVE 1.7.A. Designating Regional Activity Centers.** To facilitate an economic development strategy that focuses on business creation and expansion, aligns public investments and incentives to encourage economic development opportunities that leverage existing City assets, and to encourage functional mixed-use development, the City may designate specific areas of the City appropriate for intensive growth for compact, high intensity, high density developments which may include a mix of the follow uses: retail, office, medical, housing, cultural, recreational and entertainment facilities, and hospitality facilities (hotels and motels). The City may designate such specific area as a "Regional Activity Center" (RAC) pursuant to Chapter 380.06(2)(e), of the Florida Statutes, and Rule 28.24.014(10)(a) of the Florida Administrative Code. The designated area shall be consistent with City's Comprehensive Plan and Future Land Use Map intensities, and shall routinely provide service to, or regularly be used by, a significant number of citizens of more than one county, contain adequate existing public facilities or public committed facilities, and be proximate and accessible to major roadways. Regional Activity Centers shall be approved and implemented to provide for intensive and coordinated mixed-use development to provide services, including job centers, to service proximate areas of high residential densities, and to allow development of the specified land at greater density and intensity without obligating the developer to proceed through the Development of Regional Impact (DRI) process.

**Policy 1.7.A.1 Regional Activity Centers (RAC)** shall be designated on the Future Land Use Map series as an overlay zone by Comprehensive Plan Amendment which is also consistent with Rule 28.24.014(10), F.A.C, and Section 380.06(2)(e) F.S. Regional Activity Centers shall be approved and designated based on efficient provision of urban services, creation of development nodes utilizing efficient land use patterns, and transition of uses at the outer boundaries of the Regional Activity Center, and require mixed-use projects.

**Regional Activity Center Development Standards**

**Policy 1.7.A.2 Regional Activity Center Development Standards.** All Regional Activity Centers shall be required to obtain a Planned Development zoning. The conceptual development plan and development standards shall be incorporated into the Planned Development.

The adoption of a Comprehensive Plan Amendment designating a Regional Activity Center shall include a Conceptual Master Plan that promotes physical and functional integration of a mixture of land uses and that address, at a minimum, the following:

- a. Development of the RAC as a Planned Development (PD);
- b. Provide for a diverse mix of land uses as provided for in Rule 28-24.014(10) F.A.C. housing types, densities and intensities;
- c. Locate only in those areas of the City where major employment centers exist or are encouraged;
- d. Provide for a transition of land use intensities near the periphery of the RAC to allow for and provide compatibility with adjacent land uses;
- e. Locate at or in reasonable proximity to arterial roadways and committed public facilities.

**Ordinance O2013-54**  
**"Exhibit B"**  
**Future Land Use Element Policy 1.7.A.3**  
**Designating the Trailwinds Village RAC**

**Policy 1.7.A.3 Designation of Trailwinds Village Regional Activity Center.** The City hereby designates the Trailwinds Village project as a Regional Activity Center. Trailwinds Village satisfies the parameters for a Regional Activity Center as defined in Section 380.06(2)(a), Florida Statutes, and Rule 28-24.014(10)(c)(2) Florida Administrative Code. Land uses for the Regional Activity Center can be accommodated by the currently designated the current Central Mixed Use future land use category on the Future Land Use Map of the Comprehensive Plan, and development shall occur consistent with the land use policies within the Comprehensive Plan, and shall occur under a Planned Development (PD) zoning.

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**"Exhibit C"**

**Future Land Use Element Policy 1.7.A.4  
Designating the Wildwood Commons RAC**

**Policy 1.7.A.4 Designation of Wildwood Commons Regional Activity Center.** The City hereby designates the Wildwood Commons project as a Regional Activity Center. Wildwood Commons satisfies the parameters for a Regional Activity Center as defined in Section 380.06(2)(a), Florida Statutes, and Rule 28-24.014(10)(c)(2) Florida Administrative Code. Land uses for the Regional Activity Center can be accommodated by the currently designated the current Central Mixed Use future land use category on the Future Land Use Map of the Comprehensive Plan, and development shall occur consistent with the land use policies within the Comprehensive Plan, and shall occur under a Planned Development (PD) zoning.

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